



Public Works Facility Building Committee Meeting Minutes

Montague Town Hall

One Avenue A, Turners Falls, MA 01376

Tuesday, March 19, 2019 @ 5:00 PM

VOTES MAY BE TAKEN

Present: Pam Hanold, Bob Macewicz, , Steven Ellis (Town Administrator), Mark Williams, Jay DiPucchio, Tom Bergeron (Highway Supt.), David Jensen, Ariel Elan, Chris Rice (Building Inspector), Mark Fairbrother, Jason Burbank, Ken Morin (by phone), Chris Rice (Building Inspector)

Gregg Yanchenko (HKA), Mike Vianna (HKA), Neil Joyce (CMS), Roger Hoyt

Absent: Richard Widmer (Alternate Member), Walter Ramsey (Town Planner),

1. Approve Meeting Minutes of March 5, 2019 – Motion to accept as amended (3/19 - 5:00 PM next meeting time) and second. Unanimous in favor.

2. Architectural Update / Committee Input:

a Building Plans & Update:

i Summarize Floor Plan Revisions

- 1 issued previously by email to Tom, Steve, Ken, CMS. Single Corridor from front door to garage, inclusive of public restroom and mechanic's restroom. This is what was identified at 3/5 Meeting as Option IIIA, and summarized with committee. Sprinkler room door direct to outside is preferred (code reference).
- 2 Access to Mezzanine – 1 stair vs 2 – Travel distance and occupancy levels dictate. Bldg Inspector and Gregg to confirm requirements.
- 3 Truck Storage – Vac truck planning for 40' in length (projecting for future purchase (Dual axle body) / existing truck is slightly less). Added bay still needed to accommodate present truck with growth for future purchase. Canopy was in the base bid / full foundation with slab on grade underneath per W&S study. What is the marginal added construction costs? HKA stated additional 30K in doors, with incremental increase in cost to heating system. Additional doors provide added convenience during seasonal changes in equipment and use of space. HKA suggested eliminating platform in wash bay (\$40k) to offset cost of doors. Committee is comfortable with

presentation / move forward with pricing based on this plan. Pricing to be presented at next meeting.

b Building Elevations

- i Updated Exterior Elevations - no significant changes / added windows at perimeter provide natural lighting. Snow rails at perimeter at roof estimated in cost at \$40K-50K.

c Site Plans:

- i Summarize Site Plan Evolution & Discussions with PD/FD – Civil and Fire Chief Zellman – summary forward by email to S. Ellis. General discussion to widen road, but conceptually all the same. Coordinate templates / turning radius to confirm access to fuel facility. Light splash across Turners Falls Road will be between adjacent homes. Clearing at front of site (between abutters and Turners Falls Road) will be limited to fall radius of paved areas and building pad, with planted buffer (limit of paving + 40'). Salt shed and will be fabric structure approx. 33 ft in height. Stock yard will be processed gravel with ground level storage of manholes, pipe, materials, etc. Disposition of existing salt shed is still in question. Motion to accept concept plan with added 10' on north side (extend pavement) and approx. 10-12 parking spaces along tree line for employee parking. Unanimous in favor, one opposed.
- ii Clearing at cemetery will be clear cut to lot line. All in favor, 2 abstentions.
- iii HKA will move forward with Geotech with DPW to excavate test pits.
- iv Abutters will be invited to review site plan in advance of ZBA meeting. Next Wednesday, March 27th. This will be an informal hearing and not intended to be a posted committee meeting.

d. Building Finishes:

- i. Review of Finishes voted at Previous Meeting

d Systems Discussions & Fuel Sources

- i HVAC – In-Floor Radiant vs. Air System
 - 1 Radiant heating discussion – 8” slab with single mat of steel would seem to be sufficient based on projects researched by Committee Members / fully insulated slab. Range of pricing is in the \$12.00/SF – \$15.00/SF (multiple sources) with a top number of \$20/SF (from Radiant Heat manufacturer). Radiant floor heating was to be provided under Base bid in maintenance area and Wash Bay, with an alternate for Veh storage area.
 - 2 Summary of Jason’s conversations with HVAC Engineer today – Cheapest HVAC system would likely be mini-splits for offices with Energy recovery systems. Vehicle Maintenance would be ceiling hung ventilation system (hydronic or electric) with heat recovery (if code

allows) for maintenance and storage area. Max allow for evacuation fan(s) and outside louver(s). Maintain 45-50 in Vehicle storage area.

- 3 Desire to look at heat pumps for storage areas – minisplit or VRF would not perform well at low inside temperatures (below 60). Hydronic would be better. Radiant slab or low mounted heaters would limit stratification problems (no strat fans needed). Heat pump alternative with hydronic heat (or some hybrid of both). Office areas have setbacks, mini-splits and VRF should accommodate that.
 - 4 Draft report from Green Engineer compared with oil and propane vs heat pump present energy savings opportunity.
 - 5 Significant increase in service costs if all electric / initial costs will be higher, generator size would increase. Hot water system what would be payback, with various HW sources, with HKA to provide comparison pricing:
 - a Scenario 1: Oil Burner / Propane would interchangeable in cost (roughly the same operating cost)
 - b Scenario 2: Electric
 - c Scenario 3: Hybrid
 6. Suggestion to install boiler to supply hot water to hydronic system, powered by oil is lowest first cost, with added mini-splits for office areas.
 7. Milestones and Schedule –
 - a. Public Discussions – March 27th, 2019 / Site Plan and ZBA Wednesday Evenings Meeting (as needed).
 - b. Both Bldg and Salt Storage will require ZBA Variance for Height.
 8. Topics not Anticipated in 48 Hours of Posting – none heard.
3. Confirm Future Meetings Schedule
Committee Meeting - Tuesday, March 26th at 5:00 PM
Information Meeting with Abutters Wednesday, March 27th 5:30 PM